



**w****ards**  
estate agents

## **4 Rodsley Close**

Loundsley Green, Chesterfield, S40 4SG

**Guide price £150,000**



## 4 Rodsley Close

Loundsley Green, Chesterfield, S40 4SG

Guide Price - £150,000 - £160,000

Early viewing is recommended of this deceptively spacious and well presented THREE BEDROOM MID TERRACED HOUSE which is situated within this ever popular Residential Area with excellent local amenities, schools, bus routes and commuter links close by in Chesterfield Town Centre. Also Holmebrook Valley Park and Linacre Woods/Reservoirs are within easy access with walks and cycle paths.

Internally the nicely decorated family living accommodation benefits from gas central heating with a Combi boiler and uPVC double glazed windows and comprises on the ground floor of front entrance hall, family reception room, dining area and fitted kitchen. To the first floor main double bedroom, second versatile double bedroom which is currently used for home working/office, third good sized single, partly tiled bathroom with 2 piece suite and Separate WC.

Front lawn with established rose borders and side fenced boundary. Rear enclosed garden with fenced boundaries, lawn area and two outside stores. There is a rear gate that provides access to communal parking area.

### Additional Information

Gas Central Heating- Gas Combi 2015 (serviced)  
uPVC double glazed windows  
Gross Internal Floor Area - 77.3 Sq.m. / 832.0 Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area-Outwood Academy Newbold

### Entrance Hall

5'6 x 4'10 (1.68m x 1.47m)  
uPVC entrance door. Stairs climb to the first floor.  
Door to reception room and also to the dining kitchen.

### Reception Room

17'10 x 10'10 (5.44m x 3.30m)  
Well presented spacious family living room with feature fireplace having a marble hearth with electric fire. Laminate flooring. Single uPVC door to the rear. Dual aspect windows provide plenty of natural light.

### Dining Room

8'8 x 8'3 (2.64m x 2.51m)  
Front aspect window.

### Fitted Kitchen

8'10 x 8'3 (2.69m x 2.51m)  
Comprising of a range of base and wall units with complimentary work surfaces over with inset stainless steel sink unit and tiled splash backs. There is space for cooker, washing machine, fridge/freezer and also dishwasher.







### Rear Porch

4'2 x 3'10 (1.27m x 1.17m)  
Useful under stairs storage cupboard. Door leads into the rear gardens.

### First Floor Landing

9'8 x 3'0 (2.95m x 0.91m)  
Access to the insulated loft space.

### Front Double Bedroom 1

11'11 x 8'3 (3.63m x 2.51m)  
Front aspect window.

### Front Double Bedroom 2

11'11 x 10'9 (3.63m x 3.28m)  
A second double room with front aspect window. A versatile/adaptable room which is currently also used for home working.

### Rear Single Bedroom Three

9'7 x 7'5 (2.92m x 2.26m)  
A third good sized bedroom with rear aspect window.

### Family Bathroom

6'0 x 5'7 (1.83m x 1.70m)  
Being partly tiled and comprising of a two piece suite which includes a bath with mains shower and shower screen, wash hand basin set within in a vanity cupboard.

### Separate W/C

5'7 x 2'3 (1.70m x 0.69m)  
Low level W.C. Cupboard with Worcester Bosch Combi Boiler.

### Outside

Front lawn with established rose borders and side fenced boundary. Rear enclosed garden with fenced boundaries, lawn area and two outside stores. There is a rear gate that provides access to communal parking area.



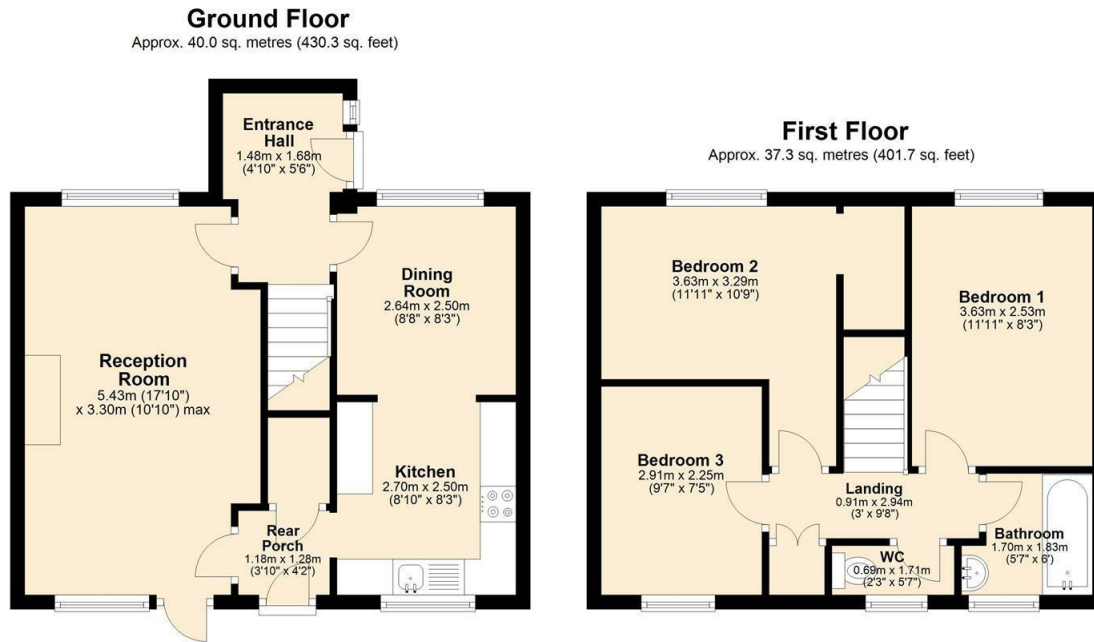
### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



## Floor Plan

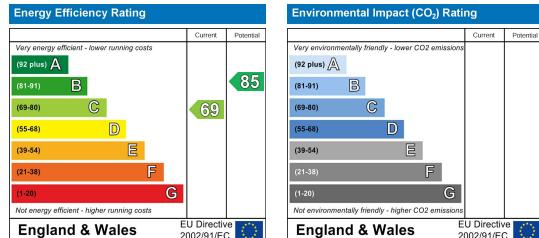


Total area: approx. 77.3 sq. metres (832.0 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

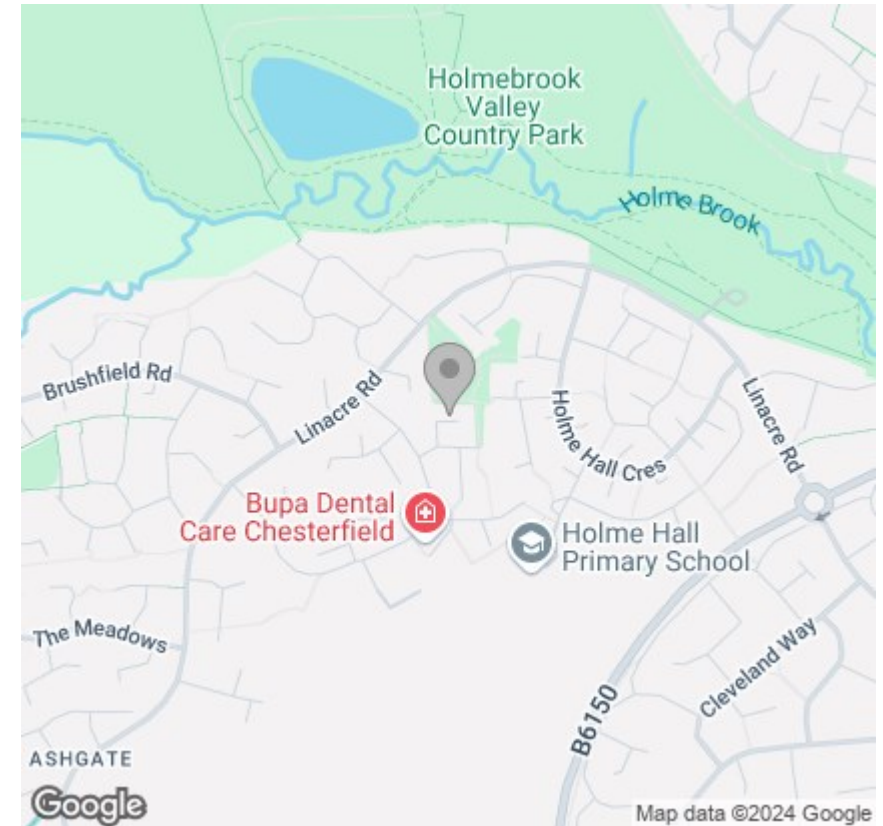
## Energy Efficiency Graph



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## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

